101.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,300 / 915,300
					USE VALUE:	915,300 / 915,300
					ASSESSED:	915,300 / 915,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
386		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEEKS JOHN W JR/TRUSTEE
Owner 2:	DOMINGUEZ FAMILY PARAGRAPH
Owner 3:	FIFTH TRUST
Street 1:	25 GREGORY ST
Street 2:	
Twn/City:	MARBLEHEAD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01945 Type:

PREVIOUS OWNER

Owner 1:	WEEKS JOHN W JR/TRUSTEE -
Owner 2:	DOMINGUEZ FAMILY PARAGRAPH -
Street 1:	25 GREGORY ST
Twn/City:	MARBLEHEAD
St/Prov:	MA Cntry:
Postal:	01945

NARRATIVE DESCRIPTION

This parcel contains .252 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2885 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10977.000	390,800		524,500	915,300
Total Card	0.252	390,800		524,500	915,300
Total Parcel	0.252	390,800		524,500	915,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.28 /Parcel: 317.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65191

GIS Ref

GIS Ref

Insp Date 10/04/18

!8096!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	390,800	0	10,977.	524,500	915,300		Year end	12/23/2021
2021	101	FV	378,100	0	10,977.	524,500	902,600		Year End Roll	12/10/2020
2020	101	FV	378,100	0	10,977.	524,500	902,600	902,600	Year End Roll	12/18/2019
2019	101	FV	291,000	0	10,977.	524,500	815,500	815,500	Year End Roll	1/3/2019
2018	101	FV	291,000	0	10,977.	449,600	740,600	740,600	Year End Roll	12/20/2017
2017	101	FV	291,000	0	10,977.	419,600	710,600	710,600	Year End Roll	1/3/2017
2016	101	FV	291,000	0	10,977.	359,700	650,700	650,700	Year End	1/4/2016
2015	101	FV	289,800	0	10,977.	322,200	612,000	612,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:43:40

LAST REV

Date	Time
02/05/19	12:35:29
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8096

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEEKS JOHN W JR	72051-255	1	12/24/2018	Convenience	1	No	No		1/2 interest F/B/O Luz Aurora Dominguez
DOMINGUEZ TOMAS	70635-24		2/15/2018	Convenience		No	No		CARMEN DOMINGUEZ D.O.D. 8/27/2016 BK 70635 PG
DOMINGUEZ TOMAS	44927-284		4/1/2005	Family	1	No	No		
DOMINGUEZ TOMAS	28268-494		3/6/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2016	979	Manual	5,000		7/14/2016			Re-attach rear dec
5/2/2001	261	Re-Roof	6,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
6/15/2009	Measured	189	PATRIOT
4/27/2000	Inspected	263	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10977		Sq. Ft.	Site		0	70.	0.68	4									524,518						524,500	

Total AC/HA:	0.25200	Total SF/SM:	10977	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	524,518	Spl Credit		Total:	524,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.22947025
Const Adj.:	0.99742496
Adj $ / SQ:	122.630
Other Features:	162012
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480141
Depreciation:	89306
Depreciated Total:	390835

COMMENTS

OF=TOILET FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

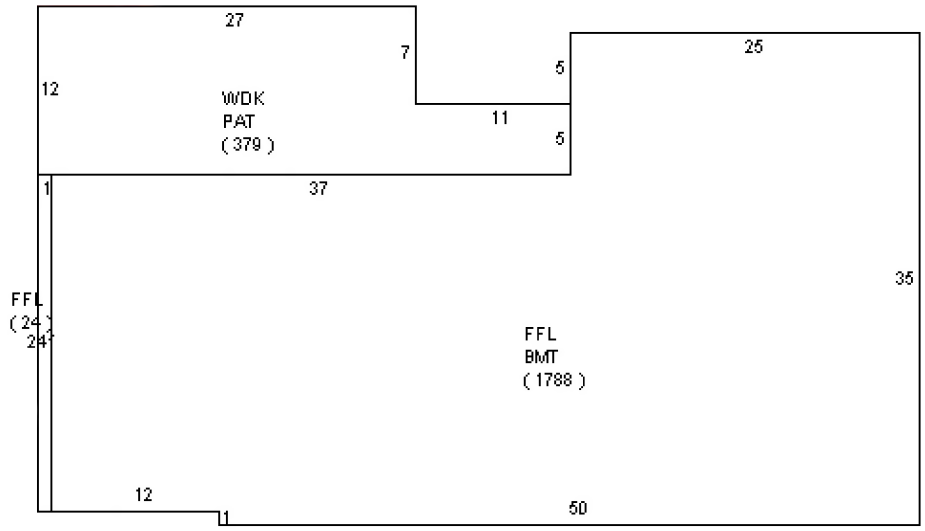
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	122.63
Special Features:	0	Val/Su Net:	89.67
Final Total:	390800	Val/Su SzAd	215.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,812	122.630	222,206
BMT	Basement	1,788	51.140	91,433
PAT	Patio	379	3.230	1,225
WDK	Deck	379	8.620	3,266

Net Sketched Area:	4,358	Total:	318,130
Size Ad	1812	Gross Area	4358	FinArea	2885
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

101.0-0005-0008.0

IMAGE

AssessPro Patriot Properties, Inc